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LETTER OF INTENT

City Of Sandy Springs  
Community Development

The property contains approximately 22.91 acres and is located on the easterly side of Peachtree Dunwoody Road just south of its intersection with the southerly side of Hammond Drive and is commonly known as 5900 Peachtree Dunwoody Road in the City of Sandy Springs (the "Property"). The Property is currently zoned to the MIX Classification pursuant to Zoning Petition 20140049.

The main thrust of this Modification Application is to reduce the amount of zoned entitlement on the Property. The specific conditions for which modification is requested are more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof. As to the request that certain of the requests for deletion of transportation improvements be considered, the Applicant shall submit for your review a traffic report supporting these requests due to the reduction in the amount of entitlements as further stated and set forth in the requested Modification Application.

It is to be noted that the currently stated Conditions of Zoning do not confirm reference of approval of a Use Permit pursuant to Article 19.4.5. for the sixty (60) foot height limitation in the MIX Classification in Article 8.2.3.A. be exceeded. The Applicant further requests that the final Conditions of Zoning applicable to this Modification Application include confirmation of the approval of the Use Permit allowing the referenced height limitation be exceeded.

Given the level of reduction in development entitlement reflected in this Modification Application, this Modification Application is entirely appropriate and the appropriateness of this Modification Application and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "B" attached hereto and by reference thereto made a part hereof.

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Now, therefore, the Applicant requests that this Modification Application be approved as submitted in order that the Applicant be able to proceed with the lawful use and development of the Property.

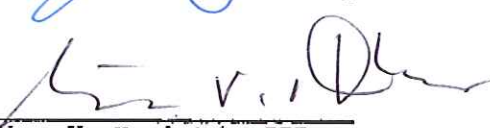
APPLICANT:

Pollack Shores Real Estate Group

By:

  
Tyler Gaines

Its: Development Manager

  
Nathan V. Hendricks III  
Attorney for the Applicant

6085 Lake Forrest Drive  
Suite 200  
Sandy Springs, Georgia 30328  
(404) 255-5161

Exhibit "A"

1. Condition 1.b. be modified to reflect a retail use at a density of 436.49 square feet per acre or 10,000 square feet, whichever is less.
2. Condition 1.c. be modified to reflect residential uses at a density of 18.77 units per acre or 430 units, whichever is less.
3. Delete Condition 1.d.
4. Condition 1.e. be modified to reflect a maximum building height of 10 stories and 7 stories for the parking deck.
5. Condition 1.f. be modified to reflect a maximum building height of 10 stories and 7 stories for the parking deck.
6. Delete Condition 1.g.
7. Condition 2.a. be modified by deleting the referenced site plan and substituting and replacing in lieu thereof the Site Plan filed simultaneously herewith.
8. Delete Condition 3.e.
9. Delete Condition 3.f.
10. Delete Condition 3.h.
11. Delete Condition 3.m.

NOTE: No modification is requested to Conditions 3.l. and 3.n. unless either or both conflict with current PCID and GDOT planned road projects for the area.

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# Conceptual Site Plan



POLLACK SHORES | 12.12.14

**NILES BOLTON ASSOCIATES**